



**YNH PROPERTY BHD**  
(Incorporated in Malaysia)

(561986-V)

Interim Financial Statements  
30-Jun-11

**YNH PROPERTY BHD**  
(Incorporated in Malaysia)

**Condensed Consolidated Statement of Financial Position**  
**As at 30 June 2011**

	Note	As at 30.06.2011 RM	As at 31.12.2010 RM
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	8	76,766,197	74,867,887
Deferred tax assets		13,184,345	14,091,809
Investment properties		2,369,724	1,923,509
Goodwill on consolidation		17,621,512	17,621,512
Land held for future development		283,026,680	278,924,420
		<u>392,968,458</u>	<u>387,429,137</u>
<b>CURRENT ASSETS</b>			
Development property		346,454,835	332,849,604
Inventories		58,857,782	56,992,037
Trade and other receivables	9	267,416,447	286,165,805
Other current assets		28,800,281	12,352,676
Income tax recoverable	19	19,889,283	23,836,408
Term deposits and fixed income trust fund		503,085	28,492,371
Cash and bank balances		18,796,272	12,771,750
		<u>740,717,985</u>	<u>753,460,651</u>
<b>TOTAL ASSETS</b>		<u>1,133,686,443</u>	<u>1,140,889,788</u>

**Condensed Consolidated Statement of Financial Position as at 30 June 2011  
(Contd.)**

	Note	As at 30.06.2011 RM	As at 31.12.2010 RM
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the Company</b>			
Share capital		408,675,129	405,748,129
Share premium account		33,286,581	32,174,321
Treasury shares		(721,815)	(719,722)
Share option reserve		7,143,709	5,434,973
Reserves		330,876,378	312,924,938
Total equity		<u>779,259,982</u>	<u>755,562,639</u>
<b>Non-Current Liabilities</b>			
Deferred tax liabilities		47,384,892	47,883,264
Loan and borrowings	21	474,225	2,796,837
		<u>47,859,117</u>	<u>50,680,101</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables		38,183,494	64,676,604
Other current liabilities	23	5,600,655	57,762,194
Provision for rectification works	24	3,477,844	6,534,552
Dividend payable		12,172,444	-
Loan and borrowings	21	245,921,653	198,617,592
Income tax payable		1,211,254	7,056,106
		<u>306,567,344</u>	<u>334,647,048</u>
<b>TOTAL LIABILITIES</b>		<u>354,426,461</u>	<u>385,327,149</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,133,686,443</u>	<u>1,140,889,788</u>
		-	-
NTA per share (RM)		<u>1.86</u>	<u>1.82</u>
Net asset per share (RM)		<u>1.91</u>	<u>1.86</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the financial statements.

**YNH PROPERTY BHD**  
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**Condensed Consolidated Statement of Comprehensive Income**  
**For the Six Months Period Ended 30 June 2011**

	Note	3 months ended		6 months ended	
		30.06.2011 RM	30.06.2010 RM	30.06.2011 RM	30.06.2010 RM
Revenue		48,495,381	65,095,196	103,756,199	158,901,934
Cost of sales		(18,800,194)	(35,423,479)	(40,756,403)	(99,673,252)
Gross profit		29,695,187	29,671,717	62,999,796	59,228,682
Other operating income		2,039,967	1,637,832	3,080,346	2,182,553
Selling and distribution costs		(487,830)	(104,501)	(763,631)	(973,784)
Administrative and general expenses		(10,004,270)	(5,718,414)	(20,119,372)	(12,076,226)
Profit from operations		21,243,054	25,486,634	45,197,139	48,361,225
Finance costs	18	(2,947,732)	(2,410,575)	(5,470,597)	(4,727,635)
Profit before taxation	18	18,295,322	23,076,059	39,726,542	43,633,590
Income tax expense	19	(3,950,634)	(7,043,770)	(9,602,658)	(12,844,387)
Total comprehensive income for the period		14,344,688	16,032,289	30,123,884	30,789,203
Earnings per share (sen)					
Basic	27 (a)	3.51	4.01	7.39	7.72
Diluted	27 (b)	3.43	3.95	7.21	7.60

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the financial statements.

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**Condensed Consolidated Statement of Changes in Equity  
For the Six Months Period Ended 30 June 2011**

	Attributable to Equity Holders of the Company						Total RM
	Share capital RM	Non-distributable		Capital Reserve RM	Distributable		
		Share Option Reserve RM	Share Premium RM		Treasury Shares RM	Retained profits RM	
<b>Opening balance at 1 January 2010</b>	403,232,129	-	40,009,810	26,578,054	(9,507,906)	252,721,279	713,033,366
Total comprehensive income	-	-	-	-	-	30,789,203	30,789,203
<b>Transaction with owners</b>							
Purchase of treasury shares	-	-	-	-	(1,652)	-	(1,652)
Issue of ordinary shares under ESOS	2,050,000	-	779,001	-	-	-	2,829,001
Share option granted under ESOS	-	597,600	-	-	-	-	597,600
<b>Total transactions with owners</b>	2,050,000	597,600	779,001	-	(1,652)	-	3,424,949
<b>Closing balance at 30 June 2010</b>	405,282,129	597,600	40,788,811	26,578,054	(9,509,558)	283,510,482	747,247,518
<b>Opening balance at 1 January 2011</b>	405,748,129	5,434,973	32,174,321	26,578,054	(719,722)	286,346,884	755,562,639
Total comprehensive income	-	-	-	-	-	30,123,884	30,123,884
<b>Transactions with owners</b>							
Issue of ordinary shares under ESOS Note 6 (a)	2,927,000	-	1,112,260	-	-	-	4,039,260
Share option granted under ESOS	-	1,708,736	-	-	-	-	1,708,736
Purchase of treasury shares Note 6 (b)	-	-	-	-	(2,093)	-	(2,093)
Dividends						(12,172,444)	(12,172,444)
<b>Total transactions with owners</b>	2,927,000	1,708,736	1,112,260	-	(2,093)	(12,172,444)	(6,426,541)
<b>As at 30 June 2011</b>	408,675,129	7,143,709	33,286,581	26,578,054	(721,815)	304,298,324	779,259,982

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the financial statements.

**YNH PROPERTY BHD**  
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**Condensed Consolidated Statement of Cash Flow**  
**For the Six Months Period Ended 30 June 2011**

	<b>6 months ended 30.06.2011 RM</b>	<b>6 months ended 30.06.2010 RM</b>
Profit before taxation	<u>39,726,542</u>	<u>43,633,605</u>
Net cash (used in)/generated from operating activities	(67,360,703)	31,401,791
Net cash used in investing activities	(3,649,166)	(424,169)
Net cash generated /(used in) financing activities	<u>18,532,996</u>	<u>(20,821,153)</u>
<b>Net decrease in cash and cash equivalents</b>	(52,476,873)	10,156,469
<b>Cash and cash equivalents at beginning of financial period</b>	(22,469,734)	(22,455,677)
<b>Cash and cash equivalents at end of financial period</b>	<u>(74,946,607)</u>	<u>(12,299,208)</u>

Cash and cash equivalents at end of financial period comprise the following:

Fixed deposits	503,085	52,461,268
Less: pledged fixed deposits	(503,085)	(456,528)
	-	52,004,740
* Cash and bank balances	18,796,272	23,993,693
Bank overdraft (included within short term borrowing in Note 21)	<u>(93,742,879)</u>	<u>(88,297,641)</u>
	<u>(74,946,607)</u>	<u>(12,299,208)</u>

- \* Included in cash at banks of the Group are amounts of RM 7,067,586 held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the financial statements.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2011**

**1. BASIS OF PREPARATION**

The quarterly condensed financial report has been prepared in accordance with:

- (i) The requirement of the Financial Reporting Standards ("FRS") Standard 134: Interim Financial Reporting;
- (ii) Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and should be read in conjunction with the audited annual financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the quarterly condensed financial report. These explanatory notes attached to the quarterly condensed financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2010.

The significant accounting policies adopted for the quarterly condensed financial report are consistent with those of the audited financial statements for the financial year ended 31 December 2010.

**2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS**

The auditors' report on the financial statements for the year ended 31 December 2010 was not qualified.

**3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS**

The Group's performance is not materially affected by seasonal or cyclical factors.

**4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE**

There were no unusual items due to their nature, size or incidence affecting assets, liabilities, equity, net income or cash flows during the financial period ended 30 June 2011.

**5. CHANGES IN ESTIMATES**

The Group has not submitted any financial forecast or projections to any authority during the current quarter and prior financial year ended 31 December 2010.

There were no changes in estimates that have had a material effect in the current quarter results.

**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES**

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the financial period ended 30 June 2011 and the date of this interim report except the followings:

**(a) Employee Share Option Scheme ("ESOS")**

During the financial period ended 30 June 2011, the Company issued 2,927,000 ordinary shares of RM1 each for cash pursuant to the Company's ESOS at exercise prices of RM1.38 per ordinary share.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2011**

**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)**

**(b) Treasury Shares**

During the financial period ended 30 June 2011, the Company has repurchased 1,000 of its issued ordinary shares from the open market at an average price of RM 2.09 per share. The total consideration paid for the repurchase including transaction costs was RM2,093 and this was financed by internally generated funds. Total treasury shares repurchased as at 30 June 2011 is 364,978 ordinary shares of RM 1 each, representing a cumulative 1.2 % of the total paid up share capital of the company as at 30 June 2011. The shares repurchased are being held as treasury shares in accordance with Section 67A of the Companies Act 1965. No further transaction on repurchase of the Company's share were made subsequent to the quarter ended 30 June 2011.

**(c) Capital Management**

The Group's objectives of managing capital are to safeguard the group's ability to continue in operation as a going concern in order to provide fair returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

For capital management purposes, the Group consider shareholders' equity to be the key component in the Group's capital structure. The Group monitors capital base on gearing ratio. The ratio is calculated on total borrowings to total capital and net debts. The Group's strategy is to maintain a gearing ratio of 20%-40%. The gearing ratio as at 30 June 2011, which are within the Group's objectives for capital management, are as follows:

	<b>30.06.2011</b>	<b>31.12.2010</b>
	<b>RM</b>	<b>RM</b>
Total borrowing	246,395,878	201,414,429
Trade and other payables	43,784,149	64,676,604
Less: Term deposits	(503,085)	(28,492,371)
Less: cash and bank balances	(18,796,272)	(12,771,750)
Net debts	<u>270,880,670</u>	<u>224,826,912</u>
Equity attributable to the owners of parents	<u>779,259,982</u>	<u>755,562,639</u>
Capital and net debts	<u>1,050,140,652</u>	<u>980,389,551</u>
Gearing ratio	<u>26%</u>	<u>23%</u>



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**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)**

**(c) Capital Management (Contd.)**

The details of the issuance and repayment of debts and equity instrument in the current quarter ended 30 June 2011 are as follows:

	<b>30.06.2011</b>
	<b>RM</b>
Issue of ESOS	4,039,260
Repayment of revolving credit	(11,194,545)
Drawdown of revolving credit	28,012,986
Repayment of term loan	(2,322,612)
Dividend payment	-

**7. DIVIDENDS PAID**

No dividend was paid out during the financial period ended 30 June 2011.

**8. CARRYING AMOUNT OF REVALUED ASSETS**

The valuation of property, plant and equipment and investment properties have been brought forward without amendment from the financial statements for the year ended 31 December 2010.

**9. TRADE AND OTHER RECEIVABLES**

	<b>As at 30.06.2011</b>	<b>As at 31.12.2010</b>
	<b>RM</b>	<b>RM</b>
Trade receivables	58,366,365	61,926,309
Other receivables	209,050,082	224,239,496
	<u>267,416,447</u>	<u>286,165,805</u>

The ageing analysis for the trade receivables are as follows:

	<b>As at 30.06.2011</b>	<b>As at 31.12.2010</b>
	<b>RM</b>	<b>RM</b>
Neither past due nor impaired	35,575,565	18,330,653
1-30 days	3,502,049	17,873,682
31-60 days	6,202,918	4,922,902
61-90 days	2,822,586	6,276,109
91-120 days	952,087	1,397,207
121-150 days	1,480,014	541,651
>150 days	7,521,596	12,119,095
	22,481,249	43,130,646
Impaired	309,550	465,010
	<u>58,366,365</u>	<u>61,926,309</u>

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**9. TRADE AND OTHER RECEIVABLES (contd.)**

The management is of the opinion that no further provision for doubtful debts is required for those trade receivables which are more than 150 days as most of the receivables are government loan debtors.

Included in other receivables and deposits are security deposits for various joint venture projects amounting to RM209,050,082.

**10. SUBSEQUENT EVENTS**

There is no material subsequent event from the end of the current quarter to the date of the interim financial statement.

**11. CHANGES IN COMPOSITION OF THE GROUP**

There is no change in the composition of the Group for the period ended 30 June 2011 and the date of this interim financial report.

**12. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

The Company wholly-owned subsidiary Kar Sin Berhad ("KSB"), have on 21 January 2010, been served with a writ of summons and statement of claim by the Inland Revenue Board ("IRB") for back taxes for the years of assessment 1998 and 1999 amounting to RM1.059 million and RM3.336 million respectively. The IRB are further seeking penalties amounting RM150,164 and RM517,112 for late payment of the above said taxes.

KSB has entered its appearance vide its solicitors, Messrs Raja, Darryl & Loh, to contest the abovesaid claims. In this connection, KSB has previously appealed against the income tax assessments raised for the years of assessment 1998 and 1999 and the Special Commissioners of Income Tax ("SCIT") have on 22 August 2011 dismissed the appeal. KSB will appeal against the decision of SCIT at the High Court.

YNH Construction Sdn Bhd ("YNHC"), a wholly-owned subsidiary of the Company, have on 25 January 2010, been served with a writ of summons and statement of claim by the Inland Revenue Board ("IRB") for back taxes for the year of assessment 1999 amounting to RM998,678.38. The IRB are further seeking penalties amounting to RM154,795.14 for late payment of the above said taxes.

YNHC has entered its appearance vide its solicitors, Messrs Raja, Darryl & Loh, to contest the above said claims. In this connection, YNHC has previously appealed against the income tax assessment raised for the year of assessment 1999 and the Special Commissioners of IRB have set 1 and 2 November 2010 as the hearing dates.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2011**

**13. CAPITAL COMMITMENTS**

There was no capital commitment for the interim financial statement ended 30 June 2011 and as at the date of this report except the following:

Contracted but not provided for	<b>RM</b> <u>11,158,294</u>
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**14. PERFORMANCE REVIEW**

The Group's cumulative turnover for the current financial period ended 30 June 2011 has reached RM 103,756,199 (year 2010-RM158,901,934) and cumulative profit before taxation is reported at RM 39,726,542 (year 2010-RM43,633,590). The Group's profit before taxation had decreased by RM 3,907,048 as compared to previous year corresponding financial period. The Group's performance for this quarter mainly derived from the recognition of progressive sales of its inventories in Ceriaan Kiaran (Mont Kiara, Kuala Lumpur), sales of its development properties in Taman Mega (Seri Manjung), Taman Sejati II , Taman Permata , Taman Seri Melor (Seri Manjung) and commercial properties at Manjung Point Seksyen 5.

**15. OFF BALANCE SHEET FINANCIAL INSTRUMENTS**

There was no off balance sheet financial instruments as at the date of this report.

**16. COMMENT ON MATERIAL CHANGE IN PROFIT BEFORE TAXATION**

The Group recorded a profit before taxation of RM 39,726,542 for the six months period, compared to RM43,633,590 in the preceding financial period ended 30 June 2010. As such, there is no material change in profit before taxation. The Company registered a higher gross profit margin in the current year of 60.7% compared to previous year's margin of 37.3% due to changes in sales product mix. More commercial properties sales were secured in the current year compared to the previous year, resulting in a higher gross profit margin for the current year.

**17. COMMENTARY ON PROSPECTS**

The global economic climate remains challenging after almost 3 years from the 2008 global financial crisis. Notwithstanding the challenging environment, the Company had been achieving strong demand for its projects such as Manjung Point Seksyen 5 , Taman Seri Melor, and Taman Sejati III in Seri Manjung as well as the balance units in Ceriaan Kiara in Mont Kiara KL. Sales from both the township projects in Manjung and also Klang Valley will continue to contribute to the Group's income.

Taking into consideration of the existing contribution from existing projects, the Board is optimistic of the Group's prospect for the subsequent financial period, subject always to any change in the economic conditions.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2011**

**17. COMMENTARY ON PROSPECTS (Contd.)**

Another project in the Company's pipeline is Fraser Residence. The Company intends to develop a two block of service apartment of 446 units with elevated car park podium, facilities and F&B shops at ground floor and one level of lower ground car park on the said development. This prime mixed development is located off Jalan Sultan Ismail and also Jalan Ampang, Kuala Lumpur. The Fraser Residence KL development has a Gross Development Value (GDV) of approximately RM 650 million and is expected to contribute positively to the Group's earnings for the next 3 years. Construction of basement and piling had completed in the current quarter of the year.

This Fraser Residence KL project will follow the same concept of Fraser Place KL, the first successful partnership that YNH Property Bhd had forged with Frasers Hospitality Pte Ltd (the hospitality arm of the Fraser & Neave group of companies). Fraser Residence KL will be a fully furnished development managed by Frasers Hospitality Pte Ltd. Approvals for the development had already been obtained and construction is already in progress now.

Furthermore, the Board is also optimistic of our Kiara 163 mixed development project held under D'Kiara Place Sdn Bhd ("DKP"), a wholly owned subsidiary company of YNH Property Bhd. DKP is the registered and beneficial owner of the 6 acres freehold development property located in Mont' Kiara, Kuala Lumpur, besides McDonald outlet at Plaza Mont' Kiara and opposite One Mont' Kiara. The approved development order is for the proposed commercial development comprising of:

- i) 2 Blocks of 42 storey of Service Apartment (584 units) with facilities and multi-storey car park,
- ii) 1 Office Tower,
- iii) 1 shopping mall and basement car park.

The Kiara 163 project had a total GDV of approximately RM1.0 billion with 60% of the GDV comprising of service apartments which are planned to be sold fully furnished and also managed by a reputable manager, with a similar concept like Fraser Place KL. The retail shopping mall will also be one of the main attraction of the development where residents/ tenants have seamless live, work and play lifestyle.

The Company had appointed a retail mall consultant to redesign the commercial mall and also to tenant and manage the retail mall. As such, due to the changes to the designs, the Company and the previous purchaser had decided to mutually terminate the sales and purchase agreement for the Kiara 163 shopping mall.

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**17. COMMENTARY ON PROSPECTS (Contd.)**

Another prestigious project planned for the immediate future by YNH group is the Menara YNH development, whereby, the project is located on one of the most exclusive addresses in Kuala Lumpur city centre, the Jalan Sultan Ismail, which is located in the Golden Triangle area where most prestigious 5 star hotels and upmarket office spaces are located. The commercial development sits on a 130,826 sq ft (approximately 3 acres) of land with a wide frontage of 320 feet along Jalan Sultan Ismail. The location of Menara YNH also offers easy accessibility and close proximity to efficient public transport facilities such as the Putra Light Rail Transport and the K.L Monorail station. It is also located within walking distance to all major hotels and shopping centres. This Menara YNH has a GDV of approximately RM2.1 billion. Approved development order had already been obtained for this development, comprising office tower and shopping mall.

The Group has intention to keep 50% of the Menara YNH referred above as investment property and it will be used as the Group's future corporate headquarter.

The Group has also entered into a series of joint venture projects for the development of a few pieces of land strategically located near Mont' Kiara, Hartamas, Kuala Lumpur city centre, Ipoh city and Seri Manjung town. These developments are at planning stage and have an estimated gross development value of RM 1.8 billion and are expected to contribute to the Group's earnings for the next 15 to 20 years.

In addition, the Group's township development in Seri Manjung of approximately 1,000 acres will continue to contribute to the Group's profit for the next twenty to thirty years.

The Company had also in the 4th quarter of 2008 acquired 95 acres of strategic development land bank in Genting Highlands. The Genting land bank is located strategically next to the Genting Highland Resort and was acquired for RM16.05 million. The advantage of this land bank is that the purchase consideration is very low and it comes with infrastructure. The land has already been converted to building title. The proximity to the existing Genting Highland Resort is an advantage as the proposed development will complement the existing infrastructure. Other plus point for this development is that it is located in a cool environment and yet is 45 minutes from the KL city centre as the existing highway is already completed from the KL city centre to the existing resort.

The proposed development for this 95 acres land bank comprises commercial, bungalows, condominium, retail and etc for both local and foreign investors. The estimated gross development value for this future development is RM1.96 billion and expected to contribute to the Group's earnings in the next 20 years.

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**18. PROFIT BEFORE TAXATION**

This is arrived at after charging:	<b>6 months ended 30.06.2011 RM</b>
Short term revolving interest	3,640,887
Overdraft interest	<u>1,829,710</u>
and crediting:	
Interest income	<u>102,357</u>

**19. INCOME TAX EXPENSE**

	<b>3 months ended 30.06.2011 RM</b>	<b>3 months ended 30.06.2010 RM</b>	<b>6 months ended 30.06.2011 RM</b>	<b>6 months ended 30.06.2010 RM</b>
Tax expense for the period:				
Malaysian income tax	(3,900,339)	(7,370,000)	(9,178,839)	(11,310,000)
Deferred tax liabilities	(50,295)	326,230	(423,819)	(1,534,387)
	<u>(3,950,634)</u>	<u>(7,043,770)</u>	<u>(9,602,658)</u>	<u>(12,844,387)</u>

Included in taxation recoverable of the Group are amount recoverable from provision of additional tax assessments and tax penalties amounting to RM 2,495,777 and RM 3,336,207 for Years of Assessment 1998 and 1999 respectively arising from tax investigations of Kar Sin Bhd and YNH Construction Sdn Bhd. The Company, in consultation with their lawyers, is of the opinion that the additional tax provisions should be discharged in full.

**20. SALES OF UNQUOTED INVESTMENTS AND PROPERTIES**

There were no sales of unquoted investments and no other sales of properties for the quarter ended 30 June 2011 except for the sales of development properties in the ordinary course of business.

**21. LOAN AND BORROWINGS**

	<b>As at 30.06.2011 RM</b>	<b>As at 31.12.2010 RM</b>
Short term borrowing:		
Bank overdraft-secured	245,921,653	198,617,592
Long term borrowing:		
Term loan-secured	474,225	2,796,837
	<u>246,395,878</u>	<u>201,414,429</u>

All of the above borrowings are denominated in Ringgit Malaysia. Included in short term borrowing is RM 93,742,879 (2010-RM 88,297,641) bank overdraft.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2011**

**22. PROFIT FORECAST**

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

**23. OTHER CURRENT LIABILITIES**

Included in other payables is an amount of RM 4,198,871 (2010-RM 50,848,387) being accrued billing take up in the account.

**24. PROVISION FOR RECTIFICATION**

	<b>As at 30.06.2011</b>	<b>As at 31.12.2010</b>
	<b>RM</b>	<b>RM</b>
Opening	6,534,552	7,381,626
Provision during the period/year	205,580	2,772,212
Utilisation during the period/year	<u>(3,262,288)</u>	<u>(3,619,286)</u>
Closing	<u>3,477,844</u>	<u>6,534,552</u>

**25. CHANGES IN MATERIAL LITIGATION**

As at the date of this report, the Group is not engaged whether as plaintiff or defendant in any legal action, proceeding, arbitration or prosecution for any criminal offence, which has a material effect on the financial position of the Group and the Directors do not know of any proceedings pending or threatened or of any fact likely to give rise to any proceedings which might materially and adversely affect the position or business of YNH Property Bhd and its subsidiaries except as disclosed in notes 12 to the interim financial statements.

**26. DIVIDEND PAYABLE**

A final single tier dividend of 3% in respect of the financial year ended 31 December 2010, (2009-1.5% ) on 407,960,129 ordinary shares, amounting to a dividend payable of RM 12,172,444 had been approved at the Ninth Annual General Meeting (AGM) of the Company held on 29 June 2011. The actual amount of dividend payable will depend on the issued share capital of the entitlement date and will be accounted for in equity as an appropriation of retained earnings in the financial year ending 31 December 2011. The entitlement date and payment date are on 5 September 2011 and 26 September 2011 respectively.

On 26 August 2011, the Board announced to distribute an interim single tier dividend of 1.5% (2010-3% single tier). Based on existing 408,675,129 ordinary share capital of RM 1 each, the amount of dividend pay out is RM 6,130,126.94. The actual dividend pay out will depend on the issued share capital on entitlement date. The entitlement date and distribution date for the interim dividend are on 27 October 2011 and 25 November 2011 respectively.

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**27. EARNING PER SHARE**

(a) **Basic**

Basic earning per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	<b>3 months ended 30.06.2011</b>	<b>3 months ended 30.06.2010</b>	<b>6 months ended 30.06.2011</b>	<b>6 months ended 30.06.2010</b>
	RM	RM	RM	RM
Net profit for the period	14,344,688	16,032,289	30,123,884	30,789,203
Weighted average number of ordinary shares in issue	408,397,206	399,628,755	407,428,941	399,029,742
Basic earnings per share (sen)	3.51	4.01	7.39	7.72

(b) **Diluted**

For the purpose of calculating diluted earning per share, the net profit for the period and the weighted average number of ordinary shares in issue during the period have been adjusted for the effect of dilutive potential ordinary shares from the exercise of share options granted to employees ("ESOS").

	<b>3 months ended 30.06.2011</b>	<b>3 months ended 30.06.2010</b>	<b>6 months ended 30.06.2011</b>	<b>6 months ended 30.06.2010</b>
	RM	RM	RM	RM
Adjusted net profit for the period	14,344,688	16,032,289	30,123,884	30,789,203
Weighted average number of ordinary shares in issue	408,397,206	399,628,755	407,428,941	399,029,742
Adjustment for assumed exercise of ESOS	10,093,145	5,892,183	10,375,098	5,983,537
Adjusted weighted number of ordinary shares in issue	418,490,351	405,520,938	417,804,039	405,013,279
Diluted earnings per share (sen)	3.43	3.95	7.21	7.60

**28. UPDATE ON MEMORANDUM OF UNDERSTANDING**

On 16 November 2009, the Company had executed a master collaboration agreement with Pantai Holdings Berhad to build and lease a private hospital in the Manjung Point township development located in Seri Manjung, Perak. The Ministry of Health has issued a letter stating that the Ministry has no objection in general to the feasibility study submitted for the development of a private hospital in Manjung, Perak.



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**29. RELATED PARTY TRANSACTION**

The Group's related party transactions cumulative period-to-date ended 30 June 2011 are as follows:

<b>Party</b>	<b>Transaction</b>	<b>30.06.2011 RM</b>
Transaction with non-group members	Rental of equipment and transportation payable and purchase of construction material	<u>2,838,637</u>
Transaction with person connected with Directors	Rental paid for service apartment	<u>329,802</u>
Transaction with person connected with Directors	Legal services provided	<u>277,860</u>
Transaction with Directors	Sales of condominium, office space and commercial units	-
	Rental paid for service apartment and office	<u>3,564,012</u>
Transaction with Directors	Legal services provided	<u>6,448</u>

The Group's Directors personal compensation for the period under review are as follows:

	<b>30.06.2011 RM</b>
Type of compensation	
Salaries	5,025,411
Employee share option	<u>437,478</u>
	<u>5,462,889</u>

**30. REALISED AND UNREALISED PROFITS**

	<b>30.06.2011 RM</b>	<b>31.12.2010 RM</b>
Total retained profits of YNH Property and its subsidiaries		
-Realised profits	499,537,770	480,532,005
-Unrealised loss	<u>(44,266,264)</u>	<u>(40,326,007)</u>
	455,271,506	440,205,998
Consolidation adjustments	<u>(150,973,182)</u>	<u>(153,859,114)</u>
Total group retained profits as per consolidated accounts	<u>304,298,324</u>	<u>286,346,884</u>

**31. AUTHORISATION FOR ISSUE**

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 26 August 2011.

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**32. SEGMENTAL REPORTING**

	Property Development		Hotel & Hospitality		Adjustment & elimination		Consolidated	
	30.06.2011 RM	30.06.2010 RM	30.06.2011 RM	30.06.2010 RM	30.06.2011 RM	30.06.2010 RM	30.06.2011 RM	30.06.2010 RM
<b>Revenue</b>								
External customers	115,305,431	165,883,891	11,104,474	7,328,750	(22,653,706)	(14,310,707)	103,756,199	158,901,934
Inter-segment	-	-	43,200	32,750	(43,200)	(32,750)	-	-
<b>Results</b>								
Interest income	768,367	757,651	-	-	(666,010)	(637,719)	102,357	119,932
Dividend income	-	-	-	-	-	-	-	-
Depreciation	753,222	666,653	524,930	291,023	-	-	1,278,152	957,676
Finance cost	5,470,597	4,727,635	-	-	-	-	5,470,597	4,727,635
Profit/( loss) before taxation	46,077,234	57,148,710	(2,140,816)	(2,538,700)	(4,209,876)	(10,976,420)	39,726,542	43,633,590
<b>Segment assets</b>	1,708,687,158	1,531,119,274	38,217,981	18,691,725	(613,218,696)	(383,588,527)	1,133,686,443	1,166,222,472
<b>Segment liabilities</b>	666,785,225	594,490,530	30,287,483	12,300,248	(342,646,247)	(187,815,823)	354,426,461	418,974,955